



## Fort Point Channel Landmark District Commission

### Public Hearing Minutes

Boston City Hall, Piemonte Room

Boston, MA, 02201

**February 14, 2018**

**Commissioners Present:** David Berarducci, John Karoff, Lynn Smiledge, Thomas Rodde, Susan Goganian

**Staff Present:** Nicholas Armata, Senior Preservation Planner

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**6:09** - Commissioner Berarducci called the public hearing to order.

#### I. VIOLATIONS

##### **VIO # 19.033 FPC 303 Congress Street**

**Representative:** Steve Krazinski

**Proposed Work:** Ratification of unapproved temporary banner signage.

Mr. Krazinski presented the details of the violation and the need to advertise the available space in the building. He also explained that he was unaware that temporary signs required an application in the district and that the contractors that designed and installed the signage did not notify him of this process.

The Commission discussed the size, location and age of the sign and whether it should be removed, applied for and then if approved reinstalled.

During the public comment period, Sara McCammond from the Fort Point Neighborhood association explained that they have wanted the signage to come down for some time and that there should be a time limit on it.

In Conclusion the Commission decided that the temporary sign could remain for 6 months. The representative would have to return to the Commission should they need an extension.

**L Smiledge motioned to Approve the application, S. Goganian seconded the motion. The vote was 5-0 (DB, JK, LS, TR, SG).**



## II. DESIGN REVIEW

### **APP # 19.479 FPC 63 Melcher Street**

**Representative:** Matthew Frazier

**Proposed Work:** Request for an extension of the temporary banners currently hanging on the property.

The applicant explained that all of the units in the building are not yet in contract and asked for an extension.

The Commissioners saw no issue with the extension but felt that further extensions may be rejected. In conclusion the application was approved with the provisos that should the banners need to be extended beyond six months, the applicant will have to return to the Commission.

**T. Rodde motioned to approve the application, S. Goganian seconded the motion. The vote was 5-0 (DB, JK, LS, TR, and SG).**

### **APP # 19.760 FPC 348 Congress Street**

**Representative:** Robert Tuttle, Ne Neon Co. Inc,

**Proposed Work:** At front façade, relocated previously approved blade sign adjacent to front entrance (Previously Heard on 10/11/2018)

The applicant presented the request to relocation the previously approved blade sign closer to the front door at the request of their client, Sportello. Sportello felt that the signage in the location was not appropriate and would confuse customers. The applicant provided new details on how to affix the blade side inside the door vestibule while not penetrating the decorative brick that is architecturally significant to the building and the district.

The Commissioners discussed the proposal as presented and requested for the supports that are affixed to the building are made from metal rods, painted, rather than the proposed solid structure so as to allow for the brick to be visible. The Commission also requested for the sign to be significantly smaller in depth, around 4 inches. (Cont.)



In conclusion, the Commission voted to approve the application with the following provisos:

- That the elements that connect the sign to the structure will be thin metal tube painted a dark color.
- That the width of the sign itself will be no more than 4 inches deep.
- That the sign is no less than 4 inches from the corner of the brick.
- Updated drawings must be submitted to staff prior to final approval.

**J. Karoff motioned to approve the application, T. Rodde seconded the motion. The vote was 5-0 (DB, JK, LS, TR, and SG).**

**APP # 19.790 FPC 44 Thomson Place**

**Representative:** Andrew Tobias; Trader Joes

**Proposed Work:** Reopen historic windows, relocate entrances, awnings. Install historic signage.

The representative provided the scope of work for a new grocery store that was being proposed within the district. The applicant discussed the need to relocate the door/awning in order to accommodate the interior flow of the store layout. Details were presented for relocating existing doors for the front entrance as well as the loading dock further down the structure. The applicant also discussed the previously approved master plan for the signage though the details for the signage will be presented at a later date.

The Commission discussed the proposal in relation to the original lay out of the building. The current doors were located in non-historic full bay windows and that the relocation will have a minimal impact on the design of the structure. The Commission also discussed the materials that the loading bay is made from in order to fit the design standards of the district and for the existing granite sills that would be removed for the bay to be embedded into the new fenestration. (Cont.)



In conclusion, the Commission voted to approve the application with the following provisos:

- The loading dock will be wrapped in metal in the same depth of the granite to protect the edges of the fenestration.
- The loading dock door will be designed with overlapping metal panels, similar to the window shutters recently approved.
- The loading dock will relocate the existing granite down to meet the new grade, flush with the pavement.
- Final details of the loading bay will be submitted to staff for approval.

**D. Berarducci motioned to approve the application, T. Rodde seconded the motion. The vote was 5-0 (DB, JK, LS, TR, and SG).**

### III. ADMINISTRATIVE REVIEW/APPROVAL

**APP # 19.769 FPC 250 Summer Street (adjacent):** Modify the existing telecommunication antenna that was previously approved by Commission.

**S. Goganian motioned to approve the application, L. Smiledge seconded the motion. The vote was 5-0 (DB, JK, LS, TR, and SG).**

### IV. Ratification of Meeting Minutes from 12/13/2018

**S. Goganian motioned to approve the minutes, T. Rodde seconded the motion. The vote was 5-0 (DB, JK, LS, TR, and SG).**

### V. Staff Updates

### VI. Adjorn – 7:00 P.M.